

**Washington County Land Use Authority Meeting
December 14, 2010
(Recording available)**

The Washington County Land Use Authority Meeting was held on Tuesday, December 14, 2010 at the Washington County Administration Building, 197 E. Tabernacle, St. George, Utah. The meeting was convened at 1:30 p.m. by Chairman Mike Stucki. Commissioners present: Doug Wilson, Kim Ford, Rick Jones, Joann Balen and Dave Everett. Also present: Deon Goheen, Planning & Zoning Administrator; Todd Edwards, County Engineer, Rachelle Ehlert, Deputy Attorney; Kurt Gardner, Building Official; Kim Hafen, Clerk/Auditor; Dean Cox, County Administrator and Darby Klungervik, Planning Secretary.

Excused: Debora Christopher

Absent: Julie Cropper

Audience attendance: none

Chairman Mike Stucki led the audience in the Pledge of Allegiance and explained meeting protocol.

Item #1. STAFF COMMENTS Review staff comments for each item listed below. Staff initiated.

Item #2 PUBLIC HEARING: Open hearing for Washington County Land Use (Zoning) Ordinance amendments regarding Wireless Telecommunication Facilities. County initiated.

The Planner noted that the commission will need to open a public hearing on this ordinance amendment as referenced by State Code, whereas amending Washington County Land Use Ordinance requires a minimum ten days published notice and 24 hour posting of agenda before the public meeting and this requirement has been met.

Chairman Stucki opened the public hearing at 1:31 p.m. and with no one present to speak to this item, the public hearing was closed at 1:33 p.m.

Item #3. ORDINANCE AMENDMENT Consider approval on amendment to the Washington County Land Use (Zoning) Ordinance, Title 10, Chapter 21, Wireless Telecommunication Facilities. County initiated

The Planner said the commission reviewed this by line item at the previous meeting and corrections have been made to the document. You may recall the County Deputy Attorney, Rachelle Ehlert has been working with the planning commission on this ordinance for the past 9 months, since the implementation of pending Land Use Ordinance review presentation on wireless communication facilities on March 9, 2010. Rachelle was going to add a paragraph on Ham Radio Towers, although after further consideration decided it was best to leave it as a CUP under the height requirement. This amendment will be for wireless communication facilities Chapter 21 of the Washington County Zoning Ordinance. Ordinance samples have been reviewed and staff has recommended something similar to what St. George City has recently adopted. Staff and Planning Commission agrees with these changes, so the Planning Commission may want to recommend approval as is, review and vote for modifications, or table this item. If approved, this will go before the County Commission as a recommendation on the 21st of December.

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After reviewing the ordinance the following changes were recommended:

- 10-21-4 (A) was changed to read as follows: Wireless communication facilities located in the unincorporated areas of the county.....
- Remove all of 10-21-4 (E)
- 10-21-6 (A) add lattice towers and delete the size restriction
- Remove 10-21-6 (B)
- Remove 10-21-7 (D)
- Add, "Antennas requiring a permit under this subsection shall be fenced."

It was determined that staff would make the recommended changes and this item would be on the next agenda.

Item #4. MINUTES Consider approval of the minutes of the regular planning commission meetings held on November 9 & 23, and December 1, 2010.

Motion was made by Commissioner Everett to approve the minutes from November 9, 2010, as written. Commissioner Balen seconded the motion, with all five (5) commissioners voting aye.

Motion was made by Commissioner Balen to approve the minutes from November 23, 2010. Commissioner Everett seconded the motion with all five (5) commissioners voting aye.

Motion was made by Commissioner Everett to approve the minutes from December 1, 2010. Commissioner Ford seconded the motion, with all five (5) commissioners voting aye.

Item #5. COUNTY COMMISSION ACTION REVIEW Review of action taken by the County Commission on Planning Items. County initiated.

The Planner reviewed the action taken on Planning Items by the Washington County Commission on December 6, 2010, beginning at 4:00 p.m.: (a) Conditional use extension to expand the Red Butte Substation to support future load growth and to maintain transmission transfer capabilities, within the OSC-20 zone on approximately 17 acres of United States Forest Service land near Central...Rocky Mountain Power/Roger Rigby, applicant; (b) Conditional use extension to create pasture grounds, corral and stabling lease areas for horses and an equipment, storage area and work shop for the Kayenta development group. within the OST-20 zone, a portion of Sec. 36, T41S, R17 W, and Sec. 1, T42, R17W, SLB&M, generally located south of Ivins...Terry Marten, applicant; and (c) Conditional use permit to establish a staging area and locate a temporary office trailer for I-15 Blackridge to Iron County freeway construction at New Harmony Farms...WW Clyde & Co./Kamran Abolhasani, agent and Penny Weston, Landowner.

December 14, 2010 (continued)

The Planner stated that the County Commission approved all the above items, as recommended by the Planning Commission.

Item #6. COMMISSION & STAFF REPORTS: General reporting on various topics. County initiated

The Planner informed the commission that Joann Balen and Kim Ford will be up for reappointment in January and they have both accepted.

Commissioner Balen made a motion to adjourn the meeting. Commissioner Ford seconded the motion, with all five (5) commissioners voting aye. Chairman Mike Stucki adjourned the meeting at 2:00 p.m.

Darby Klungervik